

4363 GUERNSEY STREET (HOUSE)  
Bellaire  
Belmont County  
Ohio

HABS No. OH-2321

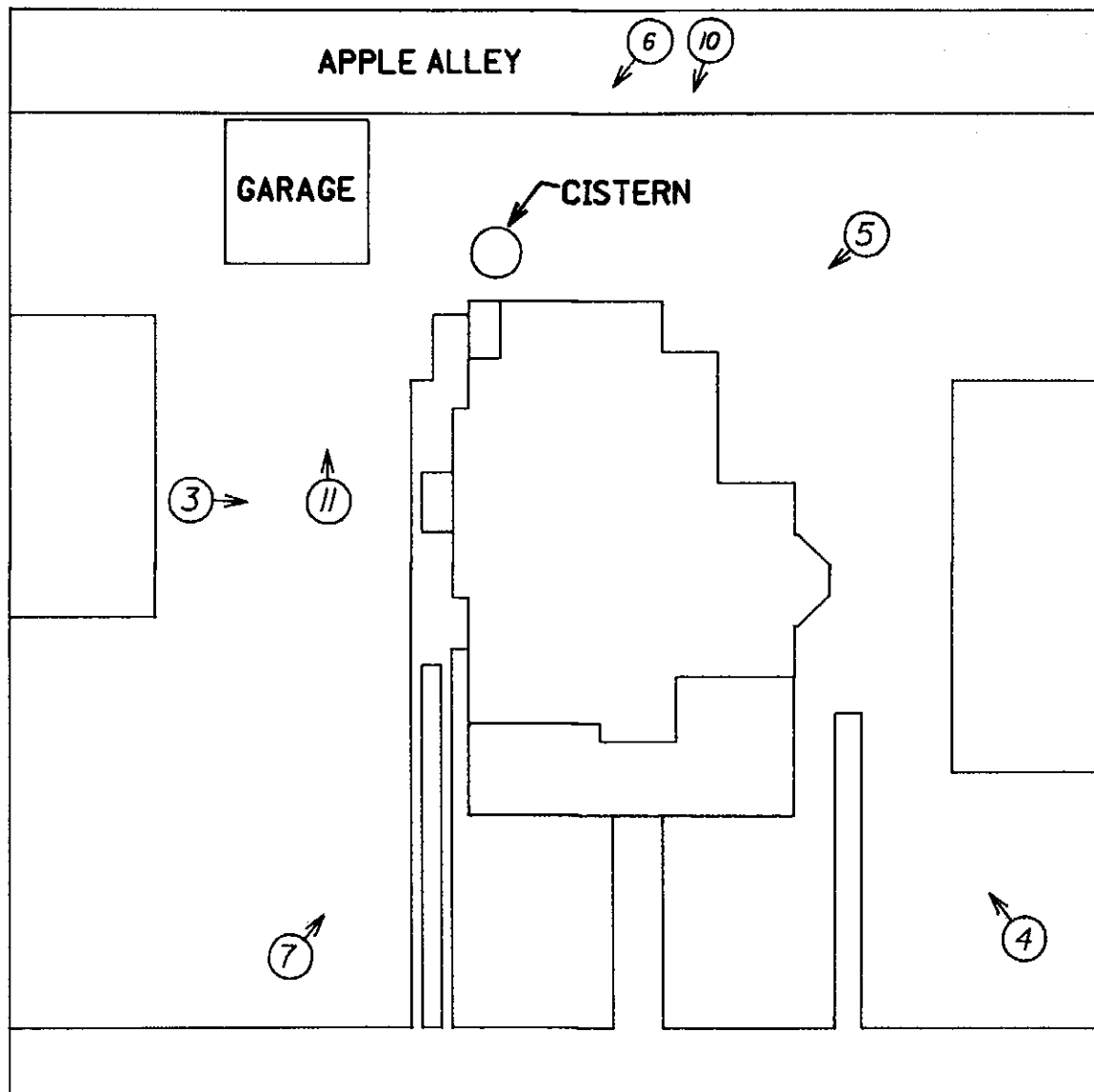
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OH-2321  
7-BEL,  
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PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY  
MID-ATLANTIC REGION, NATIONAL PARK SERVICE  
DEPARTMENT OF THE INTERIOR  
PHILADELPHIA, PENNSYLVANIA 19106

KEY TO PHOTOGRAPHS  
4363 GUERNSEY STREET (HOUSE)  
HABS NO. OH-2321 (PAGE 2)



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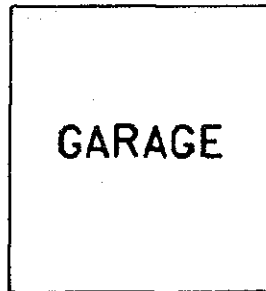
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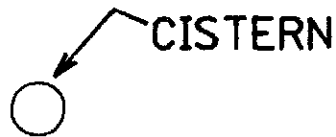
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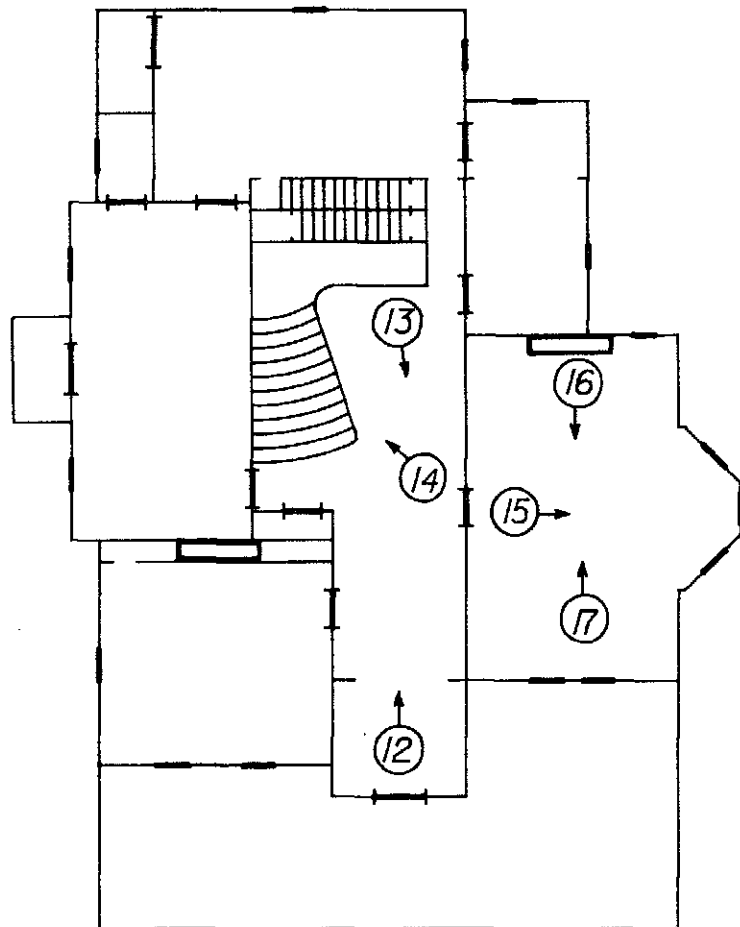
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4363 GUERNSEY STREET (HOUSE)  
HABS NO. OH-2321 (PAGE 3)



GARAGE



CISTERN

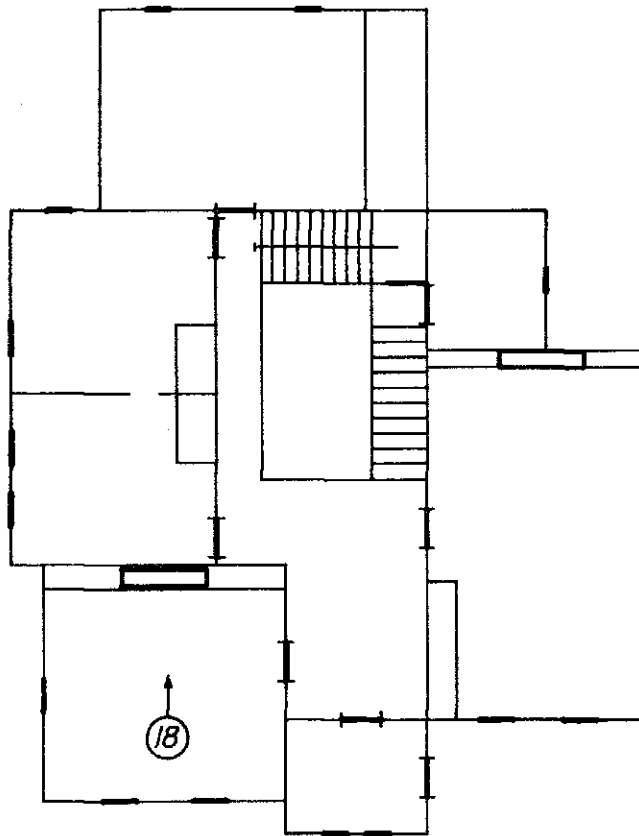


FIRST FLOOR



GRID NORTH

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4363 GUERNSEY STREET (HOUSE)  
HABS NO. OH-2321 (PAGE 4)



SECOND FLOOR



HISTORIC AMERICAN BUILDINGS SURVEY

4363 Guernsey Street (House) HABS No. OH-2321

HABS  
OHIO  
7-BEL,  
1-

Location: 4363 Guernsey Street  
Bellaire, Belmont County, Ohio.  
U.S.G.S. Wheeling (W.Va.-Ohio)  
Quadrangle, Universal Transverse  
Mercator Coordinates  
17.522260.4430380

Present Owner: State of Ohio  
Department of Transportation  
25 S. Front Street  
Columbus, Ohio 43215

Present Use: Vacant, Structure will be  
demolished.

Significance: Constructed in an area of  
residential structures in an  
elite section of the City of  
Bellaire. The Mitchell House is  
significant for its Gothic  
Revival form with Italianate  
windows, reflecting two popular  
styles of the architecture of  
the late nineteenth century.  
The distinctive design of the  
Mitchell House is indicative of  
the once solid neighborhood in  
which it is situated.

PART 1: HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: circa 1875; This date is based on Appraiser's Report, Ohio Historic Inventory form and when the subdivision was added to the City of Bellaire, 1873.
2. Architect: Not known
3. Original and subsequent owners: The following is an incomplete chain of titles to the land on which the structure stands. The land is described as the south half of Lot 3, Block 1, except 20'x27', Lot 4 and north half of Lot 5, Block 1 of Bernard's First Addition (1873). References to the Chain of Title to the land upon which the structure stands are in the Office of the Recorder of Deeds, Belmont County Court House, St. Clairsville, Ohio.

1873: Deed, September 6, 1873, recorded September 9, 1873 in Volume 62 Page 123  
W.G. Bernard and Elizabeth S. to  
Rosannah Wetherald

1885: Deed, March 13, 1885, recorded March 27, 1885  
in Volume 85 Page 316  
Rosannah Wetherald to Leah P. Schilling

1888: Deed, December 29, 1888, recorded January 7, 1889  
in Volume 94 Page 283  
J. L. Schilling (admin.) to Maria Schilling

1895: Deed, November 22, 1895, recorded November 25, 1895 in volume 113 Page 58  
W.N. Darby, Sheriff (representing Schilling) to  
Mollie M. Pugh

1921: Deed, June 7, 1921, recorded December 17, 1921  
in Volume 238 Page 391  
Mollie M. Pugh (unmarried) to James Kinney Jr.

1924: Deed, March 16, 1924, recorded May 16, 1924 in  
Volume 257 Page 242  
James Kinney Jr. (widower) to Helen K. Alexander

- 1937: Deed, November 17, 1937 recorded November 17, 1937 in Volume 312 Page 178  
Helen K. Alexander (widow) to George Warnick
- 1944: Deed, September 30, 1944 recorded October 27, 1944 in Volume 347 Page 324  
George Warnick to Noah L. Resseger et. al.
- 1946: Deed, February 2, 1946 recorded February 15, 1946 in Volume 357 Page 180  
Noah L. Resseger, Martha May Resseger to Fred Del Cotto
- 1953: Deed, August 19, 1953 recorded August 31, 1953 in Volume 392 Page 590  
Jennie and Fred Del Cotto to Quinno and Ann Marinacci
- 1962: Deed, March 26, 1962 recorded March 28, 1962 in Volume 460 Page 219 Quinno Marinacci (dec'd.) to Ann Marinacci
- 1976: Deed, February, 17, 1976 recorded February 26, 1976 Volume 559 Page 704  
Ann Marinacci and Helen John aka Helen Scenna et.al. to Lewis Mitchell and Ethyl Lynn Mitchell
- 1990: Deed, September 10, 1990, recorded, September 10, 1990, in Volume 665, Page 602.  
Lewis Mitchell and Ethyl Lynn Mitchell to State of Ohio

4. Builder, contractor:

- a. Builder: Not known
- b. Contractor: Not known

5. Original plans and construction: Original plans not available. Original cost not available.

6. Alterations and additions:

Based on physical evidence gas fixtures were removed at an unknown date.

Based on physical evidence electricity was installed at an unknown date.

Based on physical evidence the interior shutters for first floor windows were removed at an unknown date. Physical evidence shows that shutters existed on both top and bottom sashes.

Based on physical evidence front full width concrete stoop with rough finished brick with three approach steps was constructed at a later date. The battered porch pier indicates it was built in the early 20th century.

Based on physical evidence the two small bedrooms were created from one large bedroom located second floor southwest room at an unknown date.

Based on physical evidence the ceiling in the rooms on the second floor had been lowered by construction of a drop ceiling at an unknown date.

Based on physical evidence closets located on either side of the fireplace in the first floor, southeast room, second floor, southeast and northeast rooms were installed at an unknown date. These closets are constructed out of dry wall. A closet constructed of dry wall was also added to northeast bedroom at an unknown date.

Based on physical evidence the doorway connecting the first floor southeast room to the first floor southwest room was enclosed to accommodate a closet.

Based on physical evidence and Ohio Historic Inventory form, there were steps leading to second floor of inset porch removed sometime between 1976 and 1985. There is a ghost of entry on second floor over altered porch.

Based on physical evidence the kitchen was entirely remodeled including new cupboards, sink, and wall treatment.

Based on physical evidence the front two story inset porch was removed and one story shed roof inset porch was constructed at an unknown date between 1985-1989.

Based on physical evidence the the exterior brick walls were painted red at an unknown date circa 1980s.



#### Historic Context:

The exact date of construction of residence can not be determined from available records. The area was platted on April 24, 1873 and is known as Bernard's First Addition. The property was sold to Wetherald (Lots 3 and 4, Block 1, Bernard's First Addition) by W.G. Bernard in 1873. The Wetheralds eventually accumulated the surrounding Lots 2, and 4 and north half of Lot 5, Block 1. The Wetheralds sold the property (Lots 2,3,4 and north half of 5, Block 1) to Mrs. Leah P. Schilling in 1885. The property was auctioned at Sheriff sale in 1895 and Mollie M. Pugh, unmarried of West Virginia, was successful bidder at \$4,000. Miss Pugh owned the property until 1921 when the property was sold to James Kinney, Jr.. Mr. Kinney sold Lot 2, Block 1 Bernard's First Addition to Martha P. Cochran, his daughter, in 1921 (Vol. 238, pg. 391) and three years later sold the remaining property, Lots 3,4, and north half of 5, to Helen K. Alexander (daughter of James Kinney, Jr.).

The Ohio Historic Inventory form (1976) prepared for the Mitchell property, credits James A. Kinney, a well driller, as original owner of structure. However, James A. Kinney, Jr. did not acquire the property from Mollie M. Pugh until 1921. The 1913 City directory lists James and Harry B. Kinney as occupants. Harry B. Kinney was a lawyer. Mollie M. Pugh is listed as paying taxes on the property until the transfer to Mr. Kinney. There no available mortgage records for the property. According to deeds at the Belmont County courthouse, Mr. James Kinney Jr. died on February 4, 1936 at the home farm in Smith Township, where he resided at time of death (Vol. 318 Pg. 428).

The Del Cotto family, occupant and owner 1946-53, was employed in the produce business in Bellaire. The last occupant, the Mitchell family, acquired the property in 1976.

#### PART II: ARCHITECTURAL INFORMATION

##### A. General Statement:

1. Architectural character: Constructed in an area of large elegant homes which was once an elite residential section in the City of Bellaire, the Mitchell House is an excellent architectural example of late 19th eclecticism.

The structure features steeply pitched Gothic Revival roofs, round arched Italianate windows with elaborate plaster hood molds, cross incised eave detailing, and elaborately carved brackets at the base of the roof line. The structure is one of the more outstanding structures on the block.

2. Condition of fabric: The stone foundation under structure is in good condition. The wood double hung window, and metal roof metal down spouts are in fair to good condition. The brick walls are in fair condition, the brick at the attic story is in poor condition. There is extensive water damage to southeast corner of attic floor which has resulted weak flooring as well as leakage into second floor. There is termite damage to several areas on the first floor.

B. Description of Exterior:

1. Overall dimensions: The two and a half story painted red brick house is irregular in massing, 52'7" across x 54'10" deep, this overall measurement includes tower, bay window and side porch.
2. Foundation: There is a stone water-table which encompasses the house. The foundation is approximately 19" thick. There is basement is located under only the center portion of the residence (25'x 19'), with interior and exterior access. The exposed foundation is a combination of cut sandstone and other stone which has been sealed or painted white.
3. Walls: The painted red brick walls are running bond pattern for east wall of structure, and one course header, seven course stretcher pattern beginning at second story of west, southwest and northwest walls of structure. There is a arched dentil patterned brick treatment around window hoods on west, northwest, southeast windows. There is a one course arch surround over tower windows and opening serviced by a porch. There is a two course brick arch over doorway serving the southwest entrance and kitchen entrance.
4. Structural systems, framing: Floor joists are 10"x 2" and are set 18" apart, run north and south.

5. Porches: Steep gable entry hood is supported by squared brackets, featuring decorative wood scrollwork and pendant. There is one approach step to door from patio; Front porch inset is shed roof with asphalt shingles, supported by battered brick columns and square wood posts; Inset porch and entry porch serviced by full length concrete patio faced with rough textured brick (8'1"x 40'3"x 14'2") with two approach steps from the sidewalk (5' width).

Side porch has hipped tarred seamed metal roof which services entrance to southeast room (7'4"x 5'6"), there are two approach steps, and exterior entrance to basement is located under approximately half of painted, plywood floored porch. The porch roof is supported by squared columns with decorative wood lattice work and brackets between the porch supports.

Porch servicing kitchen entrance has hipped seamed metal roof supported by wood columns (7'2"x 3'9"), one approach step, the door is even with wood porch floor.

6. Chimneys: Massive brick chimney which straddles the main east-west gable. This chimney has been closed for some time as evidenced by the weeds growing from it; interior west slope located on northern side is rectangular brick chimney, approximately 4 courses high; vent pipe located top of one and half story section which houses both full bathrooms.

7. Openings:

- a. Doorway and doors: The main doorway is located in tower, includes a modern metal storm door and recessed four rectangular lights, two panel door wood door, with segmental arch light transom. The overall measurement including molding is 10'7"x 3'4". The opening for the main door measures 3'4" x 7'5" and is recessed 3'4" from storm door. The metal storm door is flush with exterior and measures 1'6"x 7'5", the opening has been altered, boxed, to accommodate screen door. Both doors are not original to the residence.

The southeast entrance and kitchen door has a four rectangular light, two wood panel doors with segmental arch light transom; doorway opening

measures 7'5"x 2'6" x 1', with a segmental arch transom (2'2"x 3'5"), separated by 3" molding, 6" molding surrounds doorway, both doors have wood storm doors, with eight light inserts. The overall height including molding is 9'6". The segmental arch light above the south entrance has been removed to accommodate a window air conditioner.

Second floor tower, north side, has a four rectangular light, two panel wood door with segmental arch light transom; opening measures 2'9" x 7'5", there is also a metal storm door. The overall height including molding is 9'9". The doorway would have serviced second floor of earlier porch.

Basement doorway: Doorway is 2'6"x 5'9" and 16" thick; there are nine cut stone approach steps (3'4"x 1'), located on southwest side of structure. Door is wood four panel door.

- b. Windows and shutters: The facade and south side features plaster hood molds over the one over one windows; the tower windows are plaster hood molds and one course brick arches over each of window in triple window grouping; the north side features dentil pattern brick window surrounds; the north side contains dentil pattern brick windows and plaster hood molds; the bay window located on north side features wood window surrounds with keystone carved in wood. Plain stone sills are beveled.

8. Roof:

- a. Shape covering: The steep pitched cross gable roof is covered with seamed metal. Areas have been repaired with tar.
- b. Cornice, eaves: The roof has wide overhanging eaves with carved decorative wood brackets and pendants at the base of roof line. There is cross incised detailing under the ends of the east, south and north gable eaves.

- c. Dormers, cupolas, towers: The facade features a brick three story tower with flat roof. The tower includes a centered entrance on first floor (east), second floor door to porch. There is also a full length six pane window facing north. The second floor includes a pair of windows with hood mold-east. The third floor has three narrow one over one windows surrounded by flush brick arches-east and north and a single window with hood mold-south.

C. Description of Interior:

1. Floor plans: The total square footage of living space is 3041 square feet. Please refer to floor plan drawings for measurements. Overall, the second floor is identical to the first floor with the exception of the southwest room which has been divided into two rooms measuring 13'6"x 8'7" and 13'6" x 11'5" individual rooms, and the northwest corner which has laundry room on first floor only. It should also be noted that the bathrooms are located on first floor and half story, off landing of steps. The attic is unfinished, brick walls, and rafters exposed. The attic extends over entire house, excluding the one story section, and one and half story portions on north.
2. Stairways: The open stairway is located central hallway center of structure, leads to second floor. The stairs can be accessed from first floor, second landing and second floor. There is a 4" painted wood railing with a plain round newel post at base of stairs and a plain round newel post at top, second floor, curves around each landing and continues on the second floor to provide a railing around the stair opening. There is one plain turned rung on each stair. Starting from the first floor there are 8 steps to first landing, 7 steps to half story landing, 6 steps to second floor, the steps measure 3'3" wide and are 12" deep.

There is also a boxed stairway from kitchen which provides access to half story landing of the main staircase, and the rear portion of second floor. The stairs are 2'1" wide and 10" deep. There are no railings.

Boxed stairway from second floor hall to attic, 7 steps to landing then 9 steps to attic 2'2" wide and 10" deep. These steps are located east, next to other boxed stairway. There are no hand rails. Open stairway from first floor to basement, located under boxed stairway ten steps, 2'2" wide

3. Flooring:

a. Basement: Poured concrete floor

b. First floor: All exposed wood flooring is maple stained narrow tongue and groove. The northeast room, southeast room, stairs, have thick textured carpeting of various colors.

The bathroom and kitchen have dark brown indoor outdoor carpeting. The stairs servicing the basement have rolled linoleum. The central stairs are covered with textured red carpeting.

c. Second floor: The entire floor is covered with thick textured carpeting varying in color. The bathroom located at the second landing has is covered with brown indoor outdoor carpeting. Base flooring material is dark stained tongue and groove.

d. Attic: The dark wide pine tongue and groove.

4. Wall and ceiling finish:

a. Basement: The walls are stone sealed or painted white. The ceiling is exposed beams and duct work and copper pipes.

b. First floor: a combination of plaster, paneling and dry wall. The front southeast room has bright yellow floral wall paper (dark olive green paint underneath), the front northeast room and a foil like paper and blue pinstripe wall tex. The hallway has been covered with red and white flock wallpaper. The area under the steps has wood panels which are painted white and red to compliment the red and white flock wallpaper placed in-between each panel. The kitchen is paneled with wide dark rough pine boards. The other rooms are painted with flat paint, and the bathroom is white gloss. The base material is plaster. The ceiling in all rooms except bathroom, and southwest room is white. The bathroom is a drop ceiling with fluorescent light inserts (6'7"); the southwest room is a white drop ceiling (9'9).

- c. Second floor: The base material for majority of walls is plaster. The front southeast room has plaster covering north, south and east walls and dry wall, west wall. The southeast room, southwest rooms (center) and have been wall papered with yellow, and pink floral prints. The remaining rooms are painted with flat white or ecru paint. The hallway is painted white. The ceiling in all rooms, including tower, is a modern white colored drop ceiling; ceiling height is 9'9".
  - d. Attic: The walls are exposed brick. The tower walls are exposed lathes. Due to deterioration of flooring measurements of peak ceiling height could not be obtained.
5. Openings:
- a. Doorway and doors:
    - 1) First floor: The doorways leading to center hall measure, 8'5" by 3'4"x 8", opening is 7'x 2'7", surrounding doorway is 8" wood molding, doorways leading to central hall have fixed blue tinted transoms, which appear to have been hinged on bottom. One four panel wood door remains at doorway of southeast room. The doorway leading to stairs from kitchen to second floor is similar to hall doors except for width, 2'1". The remaining doorways measure 7'x 2'9", not including 6" surrounding molding. The doorway in-between dining room and front southeast room has been eliminated, doorway opening is approximately 7'x 2'9". The area is enclosed with drywall. The doorway to basement measures 6'7" x 2'1"; four panel wood door.
    - 2) Second floor: bedroom doorways have fixed blue tinted glass transoms and measure same as first floor doors to center hall: 3'4" x 8'5", opening 7' x 2'6", 8" thick; four panel wood doors.
- Doorway to hall from west half of southwest bedroom is irregular in shape, 2'7" width, height decreases to east, 6'8" to 6'7", 8" thick.
- Doorway from tower to hall 9'5"x 3'5", molding is 6", door is 15 light, two panel wood door.

b. Windows:

The front and south side feature two sizes of one over one double hung sash windows (overall height 7'8" x 2' 4" wide) surrounded by 8" wood molding and 5" wood sill, located 14" off floor; two over four single hung sash (total height 9'6", 2'3" wide) no sill and surrounded by 6" wood molding. The bay window (north) in northeast room has three 7'8"x 2'4" windows surrounded by 8" wood molding and 14" panel detailing under 5" sills. The west side of house features smaller one over one double hung windows, 1'9" wide x 3'8" and 1'8" wide x 7'. The tower, second floor, features a pair of one over one windows 1'6" wide x 7'8". The standard molding around each window is 6" unless otherwise noted.

There was no access to tower-or southeast area of attic due to water damage to floor. The attic features a circular window with one course headers around window, wood sill, window removed.

6. Decorative features and trim: The first floor hallway features plaster crown molding, 18" and a plaster ornament surrounding an electrical outlet. The wood baseboard is 11" through out house with exception of kitchen and bathrooms. There are four iron fireplaces with decorative iron insets.
7. Hardware: The hardware is a mix of glass doorknobs from the 1920s, lock boxes and earthen ware doorknobs, and porcelain doorknobs. Of note is the front door hinges which have scroll work inside the hinge and pointed tips on the rods. The majority of the historic elements have been removed.
8. Mechanical equipment:
  - a. Heating, air conditioning, ventilation: The current heat source is forced air gas furnace. Based on local account the heat source prior to gas was a coal fueled concrete furnace, alleged to be the only one of its type in Bellaire. However, this statement can only be supported by local account. There are fireplaces with iron insets in four of the rooms.



b. Lighting: No original light fixtures remained.  
There is a gas nipple located on ceiling of second floor tower area.

c. Plumbing: No original plumbing fixtures remain.

9. Original furnishings: There were no original furnishings.

D. Site:

1. General setting and orientation: The lot is level and totals 7,460 square feet. Faces east overlooking the Ohio River.
2. Historic landscape design: The landscape includes a hedge line in front of structure, (east exposure). A large lilac bush also located in the front yard. Ivy covers the south, west, north and partial west sides of house. The ivy almost completely covered the windows on north side. There is a small flower bed located outside the kitchen porch. A small area of land in northwest corner of lot was used a garden.
3. Outbuildings: Two car detached tile garage (18'x20'), with pyramidal roof, wide open overhanging eaves. There are two windows, six over six, one each side of structure except the west side. The garage doors face west to alley (Apple Alley) and there is a five panel wood door centered on the east side. The garage doors are wood, and hung on a metal track.

PART III: SOURCES OF INFORMATION

A. Architectural drawings: Original drawings unavailable.

B. Historic views: Unknown.

C. Bibliography:

1. Primary and unpublished sources:

a. Deed Books

Office of the Recorder of Deeds, Belmont County,  
Belmont County Court House, St. Clairsville, Ohio.

b. Plat Book

Office of the Recorder of Deeds, Belmont County,  
Belmont County Court House, St. Clairsville, Ohio.

c. Appraisal Report

State of Ohio, Department of Transportation, Title  
Report for Parcel 431, BEL S.R. 7-16.66. Includes  
a description of property prepared by appraiser in  
1989 (typewritten). Office of Right of Way, 25 S.  
Front Street, Department of Transportation,  
Columbus,

d. Ohio Historic Inventory Forms

State Historic Preservation Office, Ohio Historic  
Center, 1985 Velma Avenue, Columbus, Ohio 43211. Ohio  
Historic Inventory Form BEL-PH3-04 for the Mitchell,  
Lewis; residence Prepared by G. R. Heil, Bel-O-Mar;  
revised M.A. Peters, Southeast Ohio Preservation  
Office 1-7-88.

e. National Register Nomination Form

State Historic Preservation Office, Ohio Historic  
Center, 1985 Velma Avenue, Columbus, Ohio 43211.  
Nomination form prepared by David Simmons.

f. Survey Report

Report Prepared for the Ohio Department of  
Transportation "An Architectural and Historical  
Survey, Study, State Route 7, Bellaire, Ohio."  
Prepared by Bel-O-Mar Regional Council and Instate  
Planning Commission, Bellaire, Ohio, 1976.  
(typewritten). On file at Bureau of Environmental  
Services, Ohio Department of Transportation, 25 S.  
Front Street, Columbus, Ohio.

2. Secondary and published sources:

a. Books

Atlas of Belmont County, Ohio. Philadelphia. H.C.  
Mead and Company, 1888.

Bicknell, A.J.. Bicknell's Village Builder. New York: A.J. Bicknell and Co, 1872.

Caldwell, J.A.. History of Belmont and Jefferson Counties, Ohio. Wheeling, West Virginia: The Historical Publishing Company, 1880.

Howe, Henry. Historical Collections of Ohio. 2 Vols. Cincinnati: C. J. Krehbiel and Company, 1908.

McKelvey, A.J., ed.. 1903 Centennial History of Belmont County, Ohio and Representative Citizens. Chicago: Biographical Publishing Company 1903; reprint ed., Knightstown, Ind.: Bookmark, 1977.

Sanborn Map Company. Fire Insurance Maps for Bellaire Ohio 1884-1924. Pelham, New York: Sanborn Map Publishers, N.D..

Sloan, Samuel. Sloan's Victorian Buildings. New York, N.Y.: Dover Publications, 1980.

- E. Likely sources not yet investigated: Additional information is available in the Archives Library at the Ohio Historical Center, 1985 Velma Avenue, Columbus, Ohio. Information includes census records, newspapers, and local histories for Belmont County.

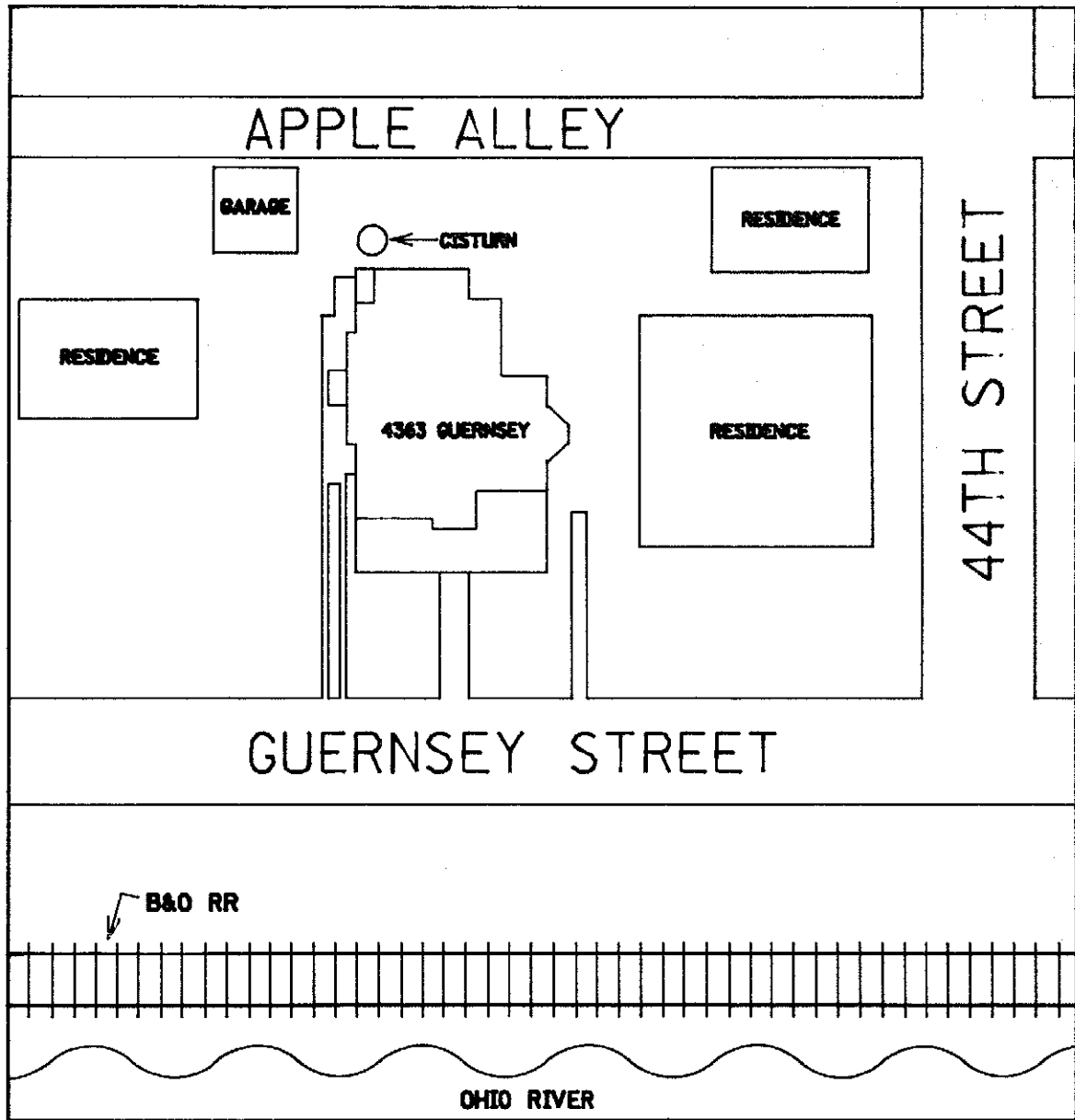
#### PART IV: PROJECT INFORMATION

The Federal Highway Administration proposes to widen a 3.4 mile segment of S.R. 7 through the City of Bellaire (BEL-7-14.15) Federal Project No. F-534(13). This two-lane segment represents a bottleneck in the approximate 60 mile length of S.R. 7 which has previously been improved to a four-lane highway. The problems associated with traversing an urban area with a freeway are further complicated in this area by the narrow confines of the Ohio River Valley, with the Ohio River on the east and the steeply rising hills on the west. Other historic buildings in the area are situated such that minor alterations in the alignment to save a particular building would create involvement with one or more other historic buildings. Minor variations in the alignment were

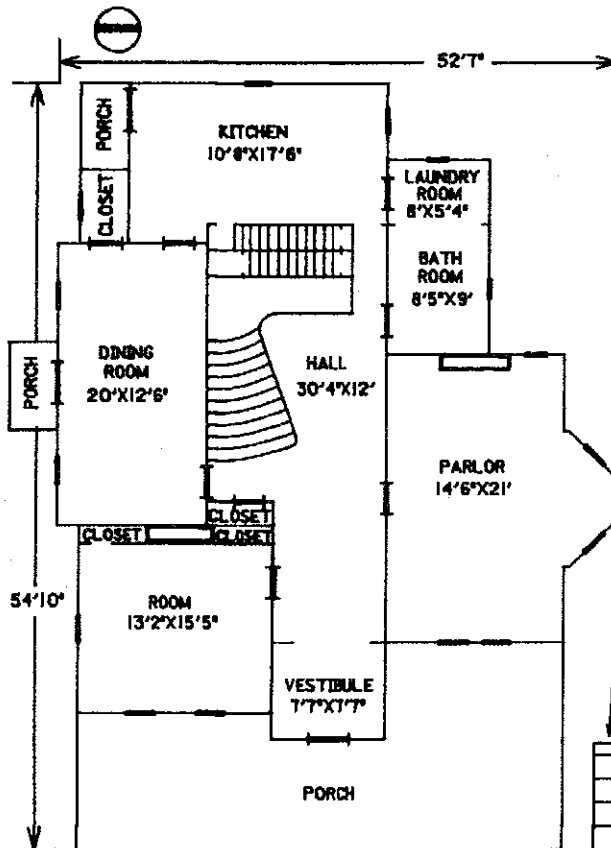
investigated in an attempt to avoid as many of the historic buildings as possible. The optimum variation would save The Guernsey Street Historic Grouping but would cost an additional \$1,600,000 (circa 1980 est.) and would cause the taking of 34 additional residences. This alignment change would also cause this grouping to be isolated in a small area between freeway and railroad facility and lead to further neglect.

Prepared by: Amy J. Toohey  
Title: Senior Historian  
Affiliation: Ohio Department of  
Transportation  
Date: January 1991

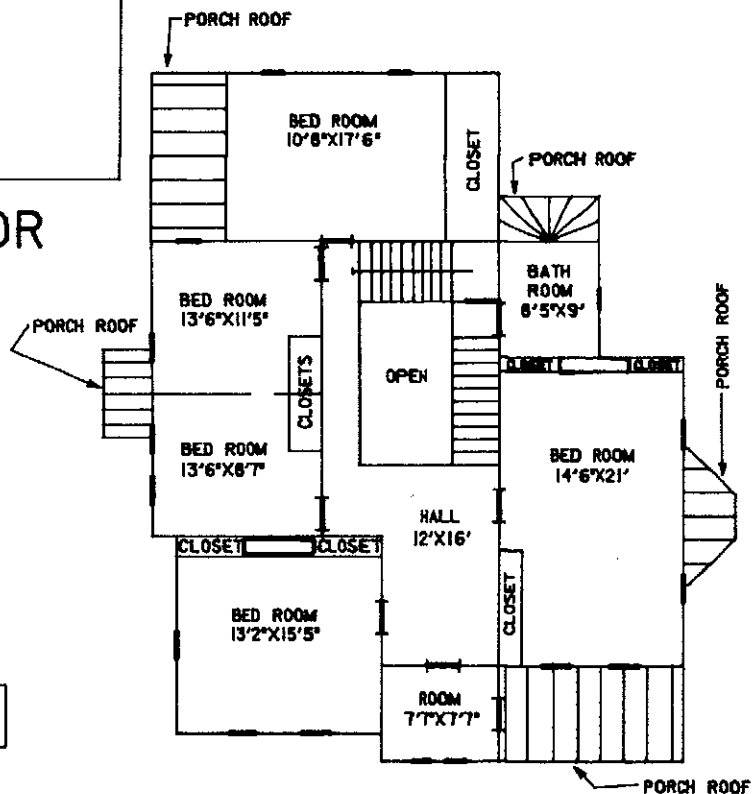
4363 GUERNSEY STREET (HOUSE)  
HABS NO. OH-2321 (PAGE 17)



4363 GUERNSEY STREET (HOUSE)  
HABS NO. OH-2321 (PAGE 18)



FIRST FLOOR



SECOND FLOOR

